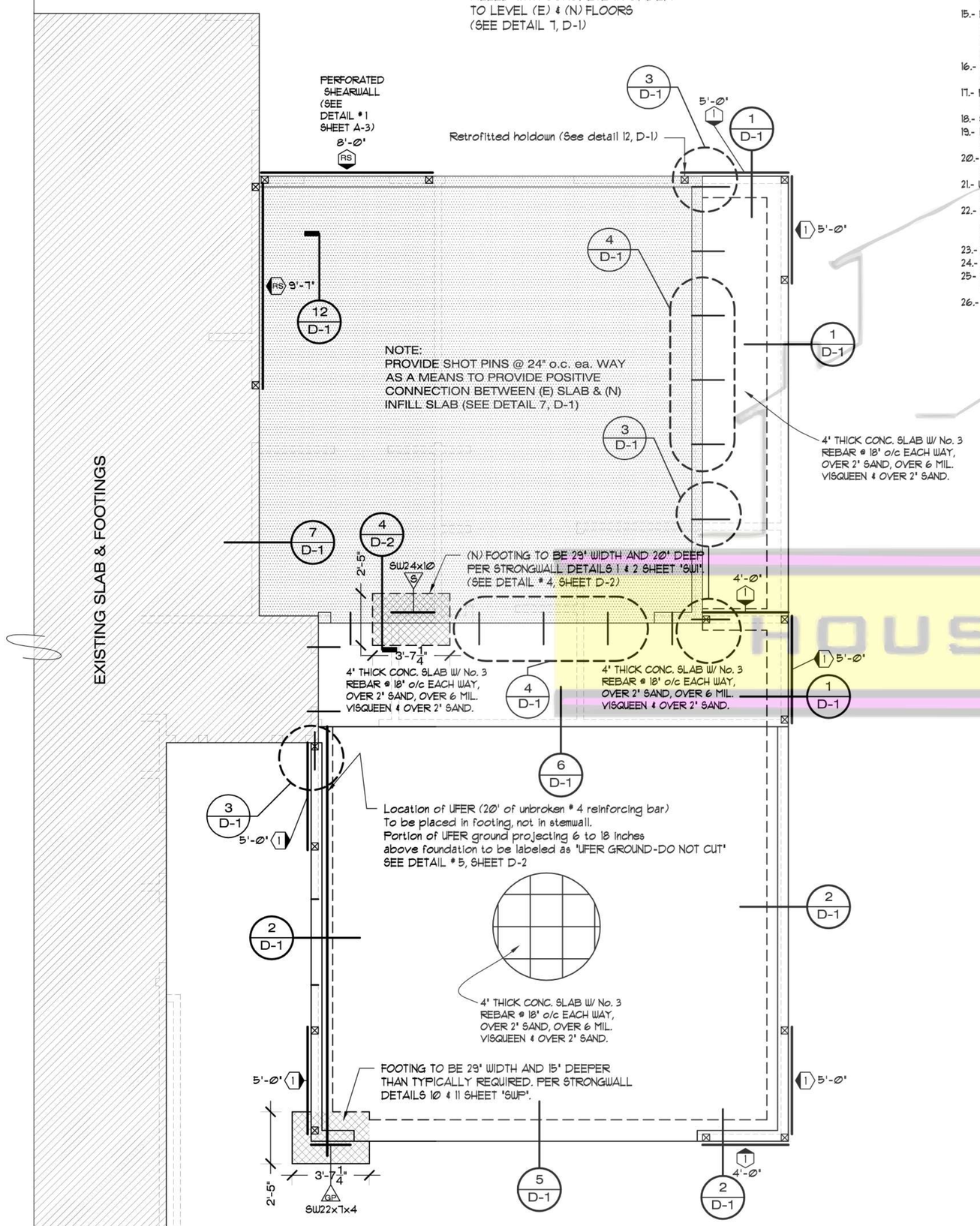
SPECIAL INSPECTION SCHEDULE

1- EPOXY ANCHOR BOLTS AT RETROFITTED SHEARWALLS

LEGEND:

EXISTING GARAGE SLAB TO BE FILLED WITH CONCRETE IN ORDER TO LEVEL (E) & (N) FLOORS (SEE DETAIL 7, D-1)



FOUNDATION PLAN

SCALE: 1/4" = 1'

PROJECT NOTES:

1.- ALL FRAME WORKS IN THIS PROJECT ARE TO REMAIN UNLESS OTHERWISE NOTED.
2.- PROVIDE PAINT FINISH ON GYPSUM WALL BOARD, CEILINGS EXPOSED WOOD FRAMING MEMBERS, EXPOSED ELECTRICAL/DATA CONDUIT WHERE OCCURS.
3.- ALL DAMAGED FRAMING STRUCTURES DUE TO REMOVAL OF EXISTING WALL & CEILING SURFACES SHOULD BE REPLACED WITH NEW FRAMING TO MATCH EXISTING.
4.- MINOR ELEMENTS FOR REMOVAL OR RELOCATION MAY NOT BE INDICATED, ELEMENTS SHALL BE REMOVED OR RELOCATED AS NECESSARY TO ACCOMPLISH THE INTENT OF THE NEW WORK PLAN.
5.- LUMBER SHALL BE DOUGLAS FIR/LARCH # 2 OR BETTER+ ALL LUMBER SHALL BE GRADE MARKED.
6.- NEW OUTLET LOCATION WILL COMPLY WITH 2007 CEC).
7.- ALL NEW GLAZING PER BUILDING ENERGY ANALYSIS REPORT (T-24 SHEET)
8.- METHOD OF HEATING THE NEW ADDITION: (E) CENTRAL HEAT FURNACE AS SHOWN ON THE PLANS
9.- REMOVE EXISTING SIDING FOR WIDTH OF NEW ADDITION PRIOR TO INSTALLING NEW FRAMING.
10.- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
11.- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINIL CHORIDE (CPVC) & CROSSLINKED POLYETHELYN (PEX) FOR INTERIOR WATER SUPPLY PIPING.
12.- INSTALLATION OF SMOKE ALARMS WILL COMPLY W/ CBC-2007 Sec. 907.2.10.1)
13.- SMOKE ALARMS IN NEW CONSTRUCTION TO BE HARD WIRED W/BATTERY BACK-UP.
14.- ALL 125-VOLT SINGLE PHASE, 15 AND 20 AMP, CIRCUITS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT-CIRCUIT-INTERRUPTER(S) (AFCI)
15.- BATHROOM RECEPTACLE OUTLES SHALL BE SERVED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. NO OTHER RECEPTACLES MAY BE INSTALLED ON THIS CIRCUIT. MORE THAN BATHROOM MAY BE SERVED BY THE DEDICATED BRANCH CIRCUIT. EXCEPTION: WHERE THE 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED PER 210-23(a), SECTION 210-11(c).3.
16.- 2 LAYERS OF GRADE 'D' BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS & OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
17.- PROVIDE ULTRA LOW FLUSH TOILETS, 1.6 GPF (Max.), AND MAXIMUM 2.2 GPM. FLOW ON FAUCETS AT KITCHEN, LAVATORIES AND BAR SINKS.
18.- SHOWER-HEADS TO HAVE MAXIMUM 2.5 GPM. FLOW.
19.- IN SHOWERS AND TUB-SHOWERS COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCE OR THERMOSTATIC MIXIN VALVES.
20.- "ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION." (CBC-2007 SECTION 1203.2.)
21.- WATER HEATERS REQUIRE A MINIMUM OF 2-3/4"x24 GAUGE STRAPS WITH 1/4"x3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING IN ORDER TO RESIST HORIZONTAL DISPLACEMENT.
22.- PROVIDE GFCI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT CENTER TOP SURFACE AND GARAGES. EXCEPTION: SINGLE OUTLET RECEPTACLES IN GARAGES UTILIZED FOR A FIX OR STATIONARY APPLIANCE.
23.- WOOD POSTS EXPOSED TO WEATHER OR WATER SPLASH SHALL BE 1" ABOVE A SLAB OR 8" ABOVE GRADE.
24.- DOORS MAY OPEN OUTWARD ONTO A LANDING IF THE EXTERIOR LANDING IS THE SAME ELEVATION AS THE INTERIOR LANDING.
25.- SHOWER STALL(IF NOT APPROVED PREFAB.) MIN. FINISHED INTERIOR OF 1024 SQ. IN. ENCOMPASSING A 30" DIAMETER CIRCLE MAINTAINED TO A HEIGHT OF 70" ABOVE THE SHOWER INLET. UPC 412.1
26.- TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3:
a) GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS, GLAZING IN ANY PORTION OA A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.
b) SHOWER DOOR THRESHOLDS SHALL BE WIDE ENOUGH FOR A MINIMUM 22" WIDE DOOR AND 22" WIDE MAINTAINED EGRESS. UPC SECTION 411.6

ROOF DIAPHRAGM

ROOF DIAPHRAM: 1/2" STRUCT. I PLY. OR OSB. APA RATED SHEATHING PANEL 32/16 BLOCKED ALL EDGES, W/6d COMMON NAILS, 6" o.c. BN. & 12" o.c. FN. SHEAR TRANSFER: A-35's @ 16" o.c.

SHEARWALLS

Ø'-Ø' 1 — RS

3/8" STRUCT. I PLY OR OSB, BLOCKED ALL EDGES W/8d COMMON NAILS, 6" o.c. BN. and 12" o.c. FN. SHEAR TRANSFER - A35's @ 16" o.c. PHD2-SDS3 HOLDOWNS W/STB16 ANCHOR BOLTS (MIN. EMBEDMENT = 12-5/8") & 4x4 POST (2 LOCATIONS). SEE DETAIL 11, D-1

RETROFIT SHEARWALLS (RS)

Ø'-Ø' RS 1

3/8" STRUCT. I PLY OR OSB, BLOCKED ALL EDGES W/8d COMMON NAILS, 6" o.c. BN. and 12" o.c. FN. SHEAR TRANSFER - A35's @ 16" o.c. PHD2-SDS3 HOLDOWNS W/RFBS5x16 A.B. (MIN. EMBEDMENT = 10") & 4x4 POST (2 LOCATIONS). SEE DETAIL 12, D-1

SIMPSON STRONG-WALL SHEARWALLS

SW — SIMPSON STRONG-WALL SINGLE STORY WALLS (SEE SHEET SW1 FOR DETAILS & INSTALLATION REQUIREMENTS)

SWP — SIMPSON STRONG-WALL SINGLE WALL GARAGE PORTAL WALL (SEE SHEET SWP FOR DETAILS & INSTALLATION REQUIREMENTS)

FOUNDATION NOTES:

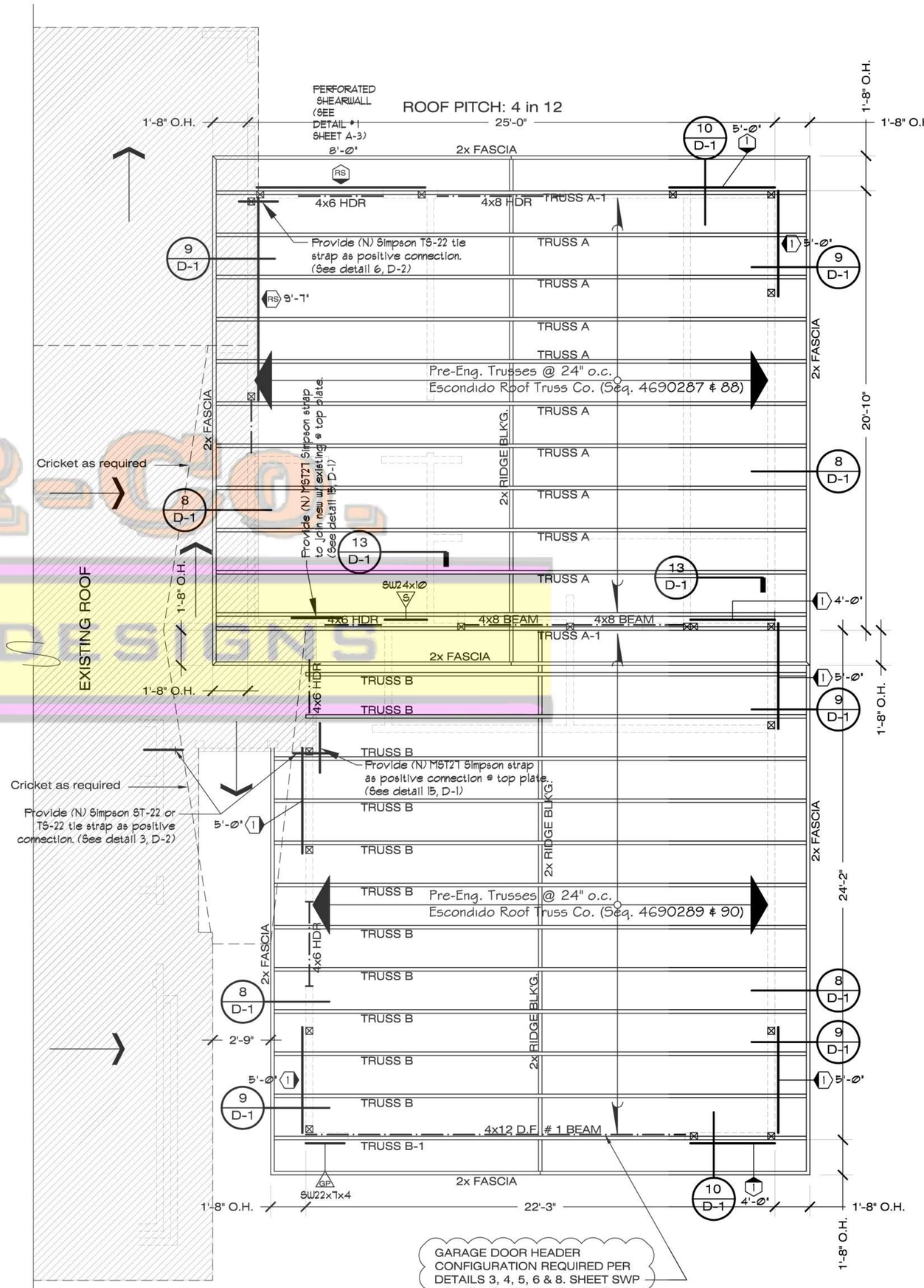
1- ALL FOUNDATION HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOOTING INSPECTION.
2- SQUARE PLATE WASHERS (MIN. 3"x3"x0.229") SHALL BE USED ON EACH AB.
3- CONCRETE FOR FOOTINGS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi AT 28 DAYS
4- SOIL BEARING PRESSURE ASSUMED AT 1,000 psf.
5- THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
6- HOLD-DOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
7- ANCHORAGE IN PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD SHALL BE ASTM A 153 CLASS 'D' HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL OR, AT MINIMUM, ASTM B695 CLASS 55 MECHANICALLY-DEPOSITED ZINC-COATED STEEL. ANCHORAGE INCLUDES ANCHOR BOLTS, HOLDDOWN ANCHORS, EXPANSION ANCHORS, THREADED ANCHORS, THREADED ROD, ALONG WITH NUTS AND WASHERS FOR SUCH ANCHORAGE. PROPIETARY PRODUCTS MUST COMPLY WITH MANUFACTURERS' REQUIREMENTS. CBC 1703, 2304.9.5

FRAMING NOTES:

1) EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
- IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS.
- THE DESIGN LOAD.
- THE SPACING OF THE TRUSSES.

2) ALL SHEAR PANELS MUST EXTEND TO THE ROOF.

3) NAILS, SCREWS, AND BOLTS OTHER THAN ANCHORAGE, INTO PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD SHALL BE OF ASTM A153 HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (GALVANIZING WEIGHTS TO COMPLY WITH ASTM A153 CLASS 'C' FOR FASTENERS UNDER 3/8 INCHES IN DIAMETER AND ASTM A153 CLASS 'D' FOR FASTENERS 3/8 INCHES IN DIAMETER AND THICKER) CBC 2304.9.5



ROOF FRAMING PLAN

SCALE: 1/4" = 1'

MAR-CO. HOUSE PLANS AND DESIGNS

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XXXX WHITEHEAD PL. LA MESA, CA. 91942

PROJECT NAME & ADDRESS:
SMITH'S ROOM ADDITION
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CONSULTANT:

REVISIONS:
1 12/23/10
2 01/18/11
DATE: 11/15/2010
SCALE: AS SPECIFIED
DRAWN & PREPARED BY: MARCO A. LAUREANO

SHEET: A-2
OF: 9